BILL GARRETT, Davidson County
Trans:T20140059114 DEEDQC
Recvd: 08/12/14 14:10 3 pgs
Fees:17.00 Taxes:0.00
20140812-0072759

This instrument was prepared by:
Joseph T. Zanger, Attorney
135 Clif Garrett Drive
White House, TN 37188
With information provided

Send Tax Bill to:
New Notice to:
Linda Remo
5101 Williams Road
Cross Plains, TN 37049

Parcel ID # 053 14 0 086.00

ADMINISTRATOR'S QUITCLAIM DEED

Joseph Edward Fox Jr. died intestate on November 28, 213. Ollie Mae Fox died intestate on April 4th, 2013. Linda Remo (daughter) was appointed administrator of the Estate of Joseph Edward Fox, Jr., by the Probate Court of Robertson County, Tennessee, Probate No. 74CH1-2013-CV-459. This property passed under Tennessee Law to Linda Remo , Marilyn Lane, Joe Fox and Sandra Jones. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt #441952336, a copy of which is attached as Exhibit A. The administrator by signing this deed releases any right the administrator has to recover this property in the event of subsequent insolvency of this estate,
In accordance with the laws of Tennessee, Linda Remo , as Administrator of the Estate of Joseph Edward Fox Sr. and individually, quitclaims to Linda Remo , Marilyn Lane, Joe Fox Jr. and Sandra Jones all right title and interest in the following described real estate in Robertson County, Tennessee:

Tract II, Lot 86—Land in the 11th Civil District of said county and State, described as follows:
Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for said County, said point of beginning being 735.8 feet, more or less (Southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of Pawnee Trail, South 44 deg. 23' East 100 feet to a point, marked with iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 100 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

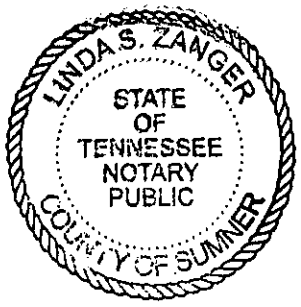
This conveyance is made subject to all zoning ordinances restrictions and easements of record, or which a visual inspection of the property would reveal, and is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 843, pages 36 and 37, said Register's Office.

Being the same property conveyed to Joseph Edward Fox from Lloyd Randy Collins and wife Elise Collins of record Book 7888, Page 782.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand this 8 day of August, 2014.

Estate of Joseph Edward Fox



By: Linda Remos
Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the ___ day of August, 2014, before me personally appeared Linda Remos, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notary seal

Linda S. Zanger

Notary Public
My Commission expires 7/19/16

N0018901

Exhibit A

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

July 26, 2014

FOX JOSEPH
ATTN: JOE ZANGER
135 CLIFF GARRETT DR
WHITE HOUSE TN 37188-7923

Account Type:	INHERIT TX
Account No.:	441952336
Date of Death:	November 28, 2013
County:	ROBERTSON
SSN:	XXX-XX-0358

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

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